

From: [Wallingford, Kenneth M. \(CDC/NIOSH/DSHEFS\)](#)
To: [Dowell, Chad \(CDC/NIOSH/DSHEFS\)](#)
Subject: FW: CPSC and HUD Issue Updated Remediation Protocol for Homes with Problem Drywall
Date: Friday, March 18, 2011 1:10:35 PM
Attachments: [pic14825.jpg](#)

FYI.

-----Original Message-----

From: Slack.Henry@epamail.epa.gov [<mailto:Slack.Henry@epamail.epa.gov>]
Sent: Friday, March 18, 2011 12:29 PM
Subject: Fw: CPSC and HUD Issue Updated Remediation Protocol for Homes with Problem Drywall

FYI: CPSC and HUD now say that homes with corrosive drywall do not have to replace wiring -- although they still must replace many electrical components, including switches, smoke detectors, and circuit breakers..

Also this week, the National Association of Home Builders released their own standard for drywall fixes. I believe that it also allowed existing wiring to stay.

----- Forwarded by Henry Slack/R4/USEPA/US on 03/18/2011 12:22 PM -----

From: listserv@cpsc.gov
To: Henry Slack/R4/USEPA/US@EPA
Date: 03/18/2011 12:18 PM
Subject: CPSC and HUD Issue Updated Remediation Protocol for Homes with Problem Drywall

CPSC Seal

NEWS from
CPSC and HUD

(Embedded image moved
to file: pic14825.jpg)
FDA Seal

U.S. Consumer Product
Safety Commission
www.cpsc.gov

U.S. Dept. of Housing
and Urban Development
www.hud.gov



FOR IMMEDIATE RELEASE
March 18, 2011
Release #11-176

CPSC Hotline: (800) 638-2772
CPSC Media Contact: (301) 504-7908
HUD Media Contact: (202) 708-0685

CPSC and HUD Issue Updated Remediation Protocol for Homes with Problem Drywall

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) and the U.S. Department of Housing and Urban Development (HUD) are issuing an updated remediation protocol (pdf) for homes with problem drywall. A study (pdf) conducted on behalf of CPSC by Sandia National Laboratories in New Mexico, finds no evidence of a safety hazard to home electrical systems. Sandia simulated long-term exposure of wiring and other electrical components to hydrogen sulfide gas, which is associated with problem drywall.

Based on this study, CPSC and HUD staff, representing the Interagency Task Force on Problem Drywall, are no longer recommending the removal of all electrical wiring in homes with problem drywall. This change in the government's protocol may reduce the cost of remediation for many homes.

After simulating more than 40 years of corrosive conditions that could exist in problem drywall homes, Sandia staff did not observe any acute or long-term electrical safety events, such as smoking or fire. Corrosion and blackening of the exposed electrical components did occur and was observed to be consistent with the characteristic corrosion reported to CPSC by thousands of consumers. Based on this study, it is the belief of the staffs of CPSC, HUD and Sandia that long-term exposure of wiring and other electrical components to hydrogen sulfide gases does not indicate a safety hazard to a home's electrical systems.

With these changes, the remediation guidance for homes with problem drywall calls for the replacement of all:

- problem drywall;
- fire safety alarm devices, including smoke and carbon monoxide alarms;
- electrical distribution components, including receptacles, switches and circuit breakers; and
- gas service piping and fire suppression sprinkler systems.

CPSC and HUD staffs are also issuing an updated identification guidance (pdf), which broadens the range of installation years of affected homes to include homes where drywall was installed as late as 2009.

Importantly, the drywall installed in 2009 had been previously imported during the years 2006-2007 and does not represent any new importation of problem drywall.

The staffs of CPSC and HUD believe that following the updated identification and remediation protocols (pdf) will enable homeowners to correctly identify homes containing problem drywall and comprehensively remediate those homes to address any potential health and safety issues associated with the problem drywall.

CPSC is in the final stages of completing its scientific investigation into problem drywall. For additional findings from the Interagency Drywall Task Force's investigation, visit www.DrywallResponse.gov

The U.S. Consumer Product Safety Commission is charged with protecting the public from unreasonable risks of injury or death from thousands of types of consumer products under the agency's jurisdiction. The CPSC is committed to protecting consumers and families from products that pose a fire, electrical, chemical, or mechanical hazard. The CPSC's work to ensure the safety of consumer products - such as toys, cribs, power tools, cigarette lighters, and household chemicals - contributed significantly to the decline in the rate of deaths and injuries associated with consumer products over the past 30 years.

To report a dangerous product or a product-related injury, call CPSC's Hotline at (800) 638-2772 or CPSC's teletypewriter at (301) 595-7054. To join a CPSC e-mail subscription list, please go to <https://www.cpsc.gov/cpsclist.aspx>. Consumers can obtain recall and general safety information by logging on to CPSC's Web site at www.cpsc.gov

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business. More information about HUD and its programs is available on the Internet at www.hud.gov and espanol.hud.gov

You are currently subscribed to the email list "drywall" as:
slack.henry@epa.gov

The Drywall Information Center (<http://www.drywallresponse.gov>) provides information on the Federal government's Interagency Drywall Taskforce investigation of problem drywall. CPSC has received over 2,000 reports from residents in more than 30 states, the District of Columbia, and Puerto Rico who believe their health symptoms or the corrosion of certain metal components in their homes are related to the presence of drywall produced in China.

To report suspected problem drywall, visit <https://www.cpsc.gov/cgibin/drywall.aspx> or call 1-800-638-2772.

'CPSC 2.0' Launches Product Safety Agency into Social Media -- Learn more at <http://www.cpsc.gov/cpscpub/prerel/prhtml09/09346.html>

- * Visit our new blog, OnSafety at www.cpsc.gov/onsafety
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To unsubscribe, please do one of the following:

- (1) go to <http://www.cpsc.gov/info/drywall/signup.aspx> and use the on-line form

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Thank you.

This message is from the U.S. Consumer Product Safety Commission, an independent federal regulatory agency, located at 4330 East West Highway, Bethesda, MD 20814 Toll-free hotline: (800) 638-2772